165.0	0007	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,900 / 869,900
					USE VALUE:	869,900 / 869,900
					ASSESSED:	869,900 / 869,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLK MARY ANN/ TRUSTEE
Owner 2:	MARY ANN PAGE TRUST
Owner 3:	
Street 1:	275 DANDIVIEW RD
Street 2:	
Twn/City:	NORTH CONWAY
St/Prov:	NH Cntry Own Occ: N
Postal:	03860 Type:

PREVIOUS OWNER

Owner 1:	VOLK WILLIAM J & MARY ANN -
Owner 2:	-
Street 1:	275 DANDIVIEW RD
Twn/City:	NORTH CONWAY
St/Prov:	NH Cntry
Postal:	03860

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2757 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4239.000	481,800	5,100	383,000	869,900
Total Card	0.097	481,800	5,100	383,000	869,900
Total Parcel	0.097	481,800	5,100	383,000	869,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.52 /Parcel: 315.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109661

GIS Ref

GIS Ref

Insp Date 07/25/18

!12819!

PREVIOUS ASSESSMENT

Parcel ID 165.0-0007-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	481,800	5100	4,239.	383,000	869,900		Year end	12/23/2021
2021	104	FV	459,500	5100	4,239.	383,000	847,600		Year End Roll	12/10/2020
2020	104	FV	459,700	5100	4,239.	383,000	847,800	847,800	Year End Roll	12/18/2019
2019	104	FV	356,300	5100	4,239.	383,000	744,400	744,400	Year End Roll	1/3/2019
2018	104	FV	356,300	5100	4,239.	339,200	700,600	700,600	Year End Roll	12/20/2017
2017	104	FV	333,800	5100	4,239.	284,500	623,400	623,400	Year End Roll	1/3/2017
2016	104	FV	333,800	5100	4,239.	284,500	623,400	623,400	Year End	1/4/2016
2015	104	FV	296,800	5100	4,239.	246,200	548,100	548,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:37:25

LAST REV

Date	Time
11/03/21	12:16:34
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLK WILLIAM J	77019-215	1	2/22/2021	Convenience	1	No	No		
VOLK MARY ANN E	73866-408	1	12/20/2019	Family	869,500	No	No		
DALY BRIDIE D	33353-587		7/25/2001	Family	1	No	No		Bridget Daly dod 5/29/2019 remainder Michael
	10886-385		7/30/1965			No	No		N

USER DEFINED

Prior Id # 1:	109661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2021	669	Porch	63,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2021	Mail Update	JO	Jenny O
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
10/22/2019	Mail Update	MM	Mary M
7/25/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4239		Sq. Ft.	Site		0	70.	1.29	8									383,019						383,000	

Total AC/HA:	0.09731	Total SF/SM:	4239	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	383,019	Spl Credit		Total:	383,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07717657
Const Adj.:	0.98990101
Adj $ / SQ:	191.934
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698260
Depreciation:	216461
Depreciated Total:	481799

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

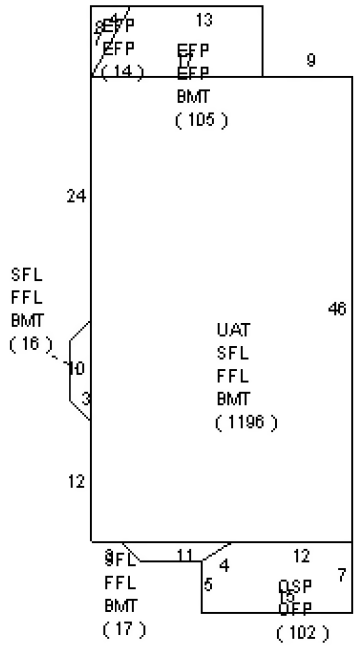
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.93
Special Features:	0	Val/Su Net:	106.29
Final Total:	481800	Val/Su SzAd	196.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,334	57.580	76,812
FFL	First Floor	1,229	191.930	235,886
SFL	Second Floor	1,229	191.930	235,886
UAT	Upper Attic	299	107.480	32,137
EFP	Enclos Porch	238	38.270	9,109
OFP	Open Porch	102	32.350	3,299
OSP	Screen Porch	102	35.580	3,629
	Net Sketched Area:	4,533	Total:	596,758
Size Ad	2458	Gross Area	5430	FinArea 2757

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0007-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100